

# **WESTHILLS PATIO HOMES**

# Creating intuitive design

Develop



Westhills

Design

vd|victoria  
9|design group

Construct



QUALITY CONSTRUCTION. TRUSTED SERVICE.





# A lifestyle that moves you.



LANGFORD LAKE

## Set sail in the city

Swim, kayak, paddleboard, fish, sun tan or just play in the sand. Pristine Langford Lake is just minutes from your door. Summer fun every day.

YMCA / YWCA

## Exercise your mind and body

Four stories of fun for the whole family opened in Spring 2016. This new 30-million dollar addition to Westhills and Langford's City Centre Park offers a brand new wave pool, water slides, a lazy river, therapy pools, day care, fitness facilities and more.



EDUCATION

## Teaching the future

Opening 2022, the Government of British Columbia has provided the Sooke School District with \$23.3 million toward the purchase of 6.5 hectares (16 acres) of land in Langford. The district's goal is to build an elementary school and a middle school on site. The site is at the corner of the newly completed West Shore Parkway and Constellation Avenue in the Westhills development.



GALLOPING GOOSE

## Find adventure around every corner

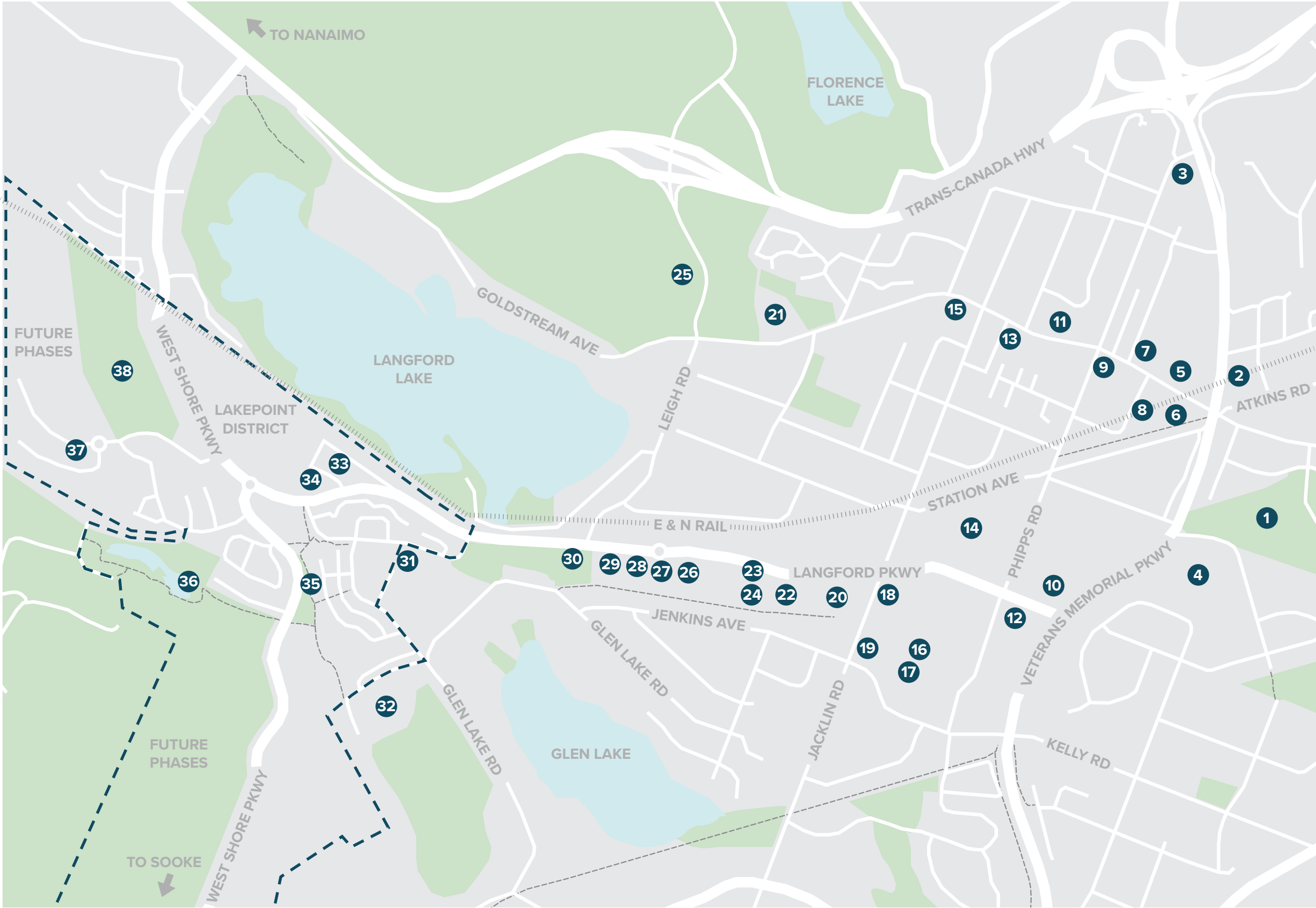
This picturesque multi-use trail, formerly a railway line, moves through urban, rural and wilderness scenery on its 55-kilometer journey from Victoria to Sooke. You can cycle, stroll, run, or even ride a horse through the rural sections. Whether you're commuting to work, meandering on a weekend afternoon or pacing yourself from Sidney to Sooke, the trail is yours to enjoy.



# A community at your doorstep.

- 1 - Royal Colwood Golf Course
- 2 - RCMP Station
- 3 - Fire Hall
- 4 - David Cameron Elementary
- 5 - Bin 4 Burger Lounge
- 6 - Regional Transit Bus Exchange
- 7 - Westbrook Centre
- 8 - Darcy's Pub
- 9 - Browns Social House
- 10 - Lowes
- 11 - Green Leaf Bistro
- 12 - Canadian Superstore
- 13 - City of Langford
- 14 - Walmart
- 15 - Sabhai Thai
- 16 - Westshore Town Centre
- 17 - Starbucks
- 18 - Cineplex Odeon
- 19 - Tim Hortons
- 20 - White Spot
- 21 - Spencer Middle School
- 22 - Capital Iron
- 23 - Cascadia Liquor Store
- 24 - Quality Foods
- 25 - Ambulance Station
- 26 - Eagle Ridge Community Centre
- 27 - Langford Lanes
- 28 - Westhills Splash Park
- 29 - Westhills Arena
- 30 - Westhills Stadium
- 31 - Belmont Secondary School
- 32 - Glenwood Meats
- 33 - Westhills YMCA/YWCA & Langford Aquatic Centre  
Victoria Conservatory of Music  
Greater Victoria Regional Library
- 34 - Lakepoint One Condos
- 35 - Westhills Playground
- 36 - Paradise Ponds
- 37 - Westhills Sales & Design Centre
- 38 - Future Middle & Elementary Schools

- Lakes / Ponds
- Green Space
- Westhills Boundary Lines





# Standard features

Choice between 2 designer interior packages

Custom quartz countertops in kitchen & bathrooms, with under-mount sinks

Ceramic tile backsplash in kitchen

Custom cabinetry in kitchen and baths with designer hardware

Soft-close doors & drawers in kitchen & bathrooms

Under-cabinet lighting

Waterline connection to fridge

Rough-in for garburator

Energy Star stainless steel appliance package including natural gas slide-in range, stainless front dishwasher, French door fridge with bottom freezer, hood fan, built-in microwave, white washer, and dryer

Natural gas BBQ outlet

## Exterior Features

Low maintenance, durable hardie siding

30-year asphalt shingle roof

Cultured stone accents to enhance curb appeal (plan specific)

Argon double glazed, low-E Energy Star® vinyl windows

Exposed aggregate patios, wood vinyl decks with aluminum pickets and railings (select plans)

Low-profile LED pot lights in living room and kitchen

Laminate wood flooring throughout main living areas

Designer carpet with eco-friendly underlay on stairs and additional floor(s)

Tile floors in bathrooms

Ensuite bath with walk-in 1-piece fibreglass shower with glass bypass doors (plan specific)

One-piece tub/shower combination in main bath

Large chrome framed mirrors in bathrooms

Laundry room with laminate countertop and wire shelf over washer and dryer (plan specific)

9' ceiling on main level living

9' ceiling on main level living

9' ceiling on main level living

Front yard lawn maintenance for 1-year

2 frost resistant hose bibs

2 exterior GFI electrical outlets

Side fencing to rear corner of house (gates and returns not included)

Fully landscaped front and back yard with in-ground irrigation

Fully landscaped front and back yard with in-ground irrigation

Wood window surrounds and trim package

Natural gas fireplace in main living area

Fibre optic telecommunications network to smart panel

3-paired cable and ethernet ports and 1 USB port

3 motion sensor lights (location is plan specific)

2" polywood horizontal window blinds (white)

Electric baseboard heat throughout

Double car garage with electric baseboard head (plan specific)

Electric garage door opener and remote

Electric garage door opener and remote

Electric garage door opener and remote

## Upgrade Options

Interactive security bundle

Stainless steel farmhouse sink

Handheld showerhead on sidebar

Rainfall showerhead

Pot lights

Heated tile floors

and more!... (see your agent)

and more!... (see your agent)



EXTERIOR

## Curb appeal

Freshly designed traditional homes feature the best elements of both traditional and modern exteriors with the option of one-level-living, master-on-main, but with the bonus of extra space for your guests. Clean lines with large windows accented with shingles, siding, and concrete fibre panels to maximize the beauty of your new home.



LANDSCAPING MAINTENANCE

## Free up your time

Professionally landscaped front yards with in-ground irrigation and 1-year of front yard maintenance at no charge. These low-maintenance yards will let you enjoy the beauty of your new home and your newly found spare time.

BATHROOM

## Your own oasis

Treat yourself every day with some 'self-care' in your spa-inspired ensuite. A generously sized walk-in shower with glass doors will feel like your own personal retreat every day.



KITCHEN

## Fine dining

Galley style, chef-inspired, kitchen with quartz countertops and natural gas range.





# Kitchen



RANGE  
SAMSUNG  
STAINLESS STEEL  
NATURAL GAS



FRIDGE  
SAMSUNG  
STAINLESS STEEL  
FRENCH DOOR  
BOTTOM FREEZER



HOOD FAN  
STAINLESS STEEL WALL  
MOUNT CHIMNEY RANGE  
HOOD



MICROWAVE  
UNDER COUNTER  
MICROWAVE  
SAMSUNG  
STAINLESS STEEL



DISHWASHER  
SAMSUNG  
STAINLESS STEEL



SINK  
STAINLESS STEEL  
DOUBLE BOWL UNDERMOUNT  
SINK



# Bath



SHOWER

STANDARD SHOWER  
FIXTURE IN ALL BATHROOMS



FAUCET

SINGLE HANDLE  
FAUCET



SHOWER

ENSUITE SHOWER



TUB/SHOWER

MAIN & LOWER  
BATH TUB/SHOWER



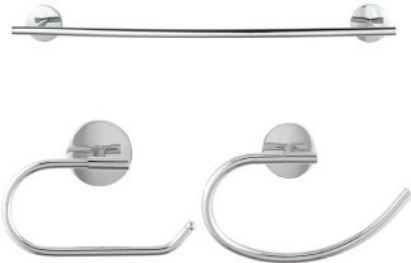
SINK

AMERICAN STANDARD STUDIO  
SINK FOR ALL BATHROOMSV



WASHER/DRYER

WHIRLPOOL



HARDWARE

CHROME BATHROOM  
ACCESSORIES



TOILET

AMERICAN STANDARD  
STUDIO  
RIGHT HEIGHT

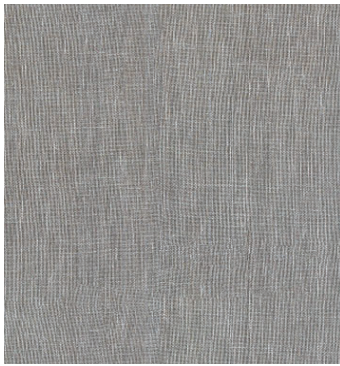




carpet



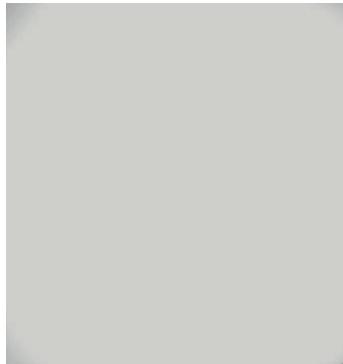
laundry  
vinyl flooring



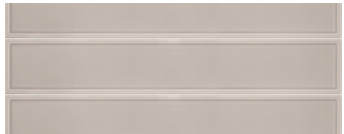
bathroom floor tile



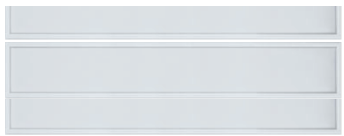
laminate flooring



all walls throughout



kitchen backsplash  
option 1



kitchen backsplash  
option 2



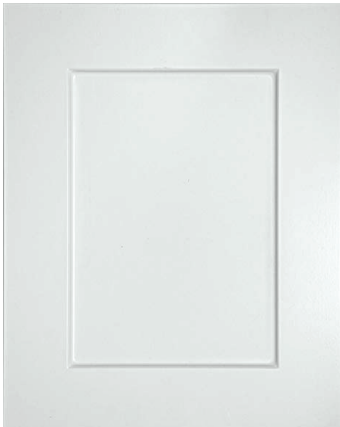
fireplace tile



laundry room  
countertops



kitchen & bathroom  
quartz countertops



cabinets throughout  
kitchen & bathrooms



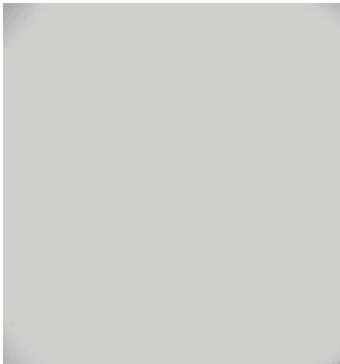
carpet



laundry  
vinyl flooring



bathroom floor tile



all walls throughout



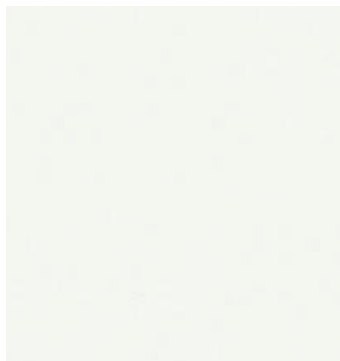
kitchen backsplash



fireplace tile



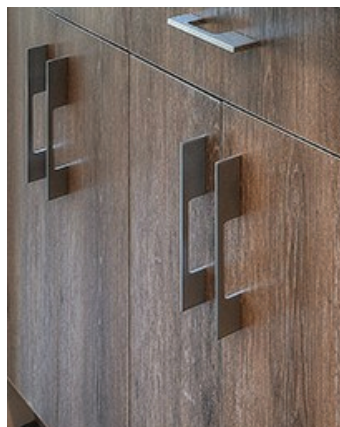
laundry room  
countertops



kitchen & bathroom  
quartz countertops



kitchen upper  
cabinets



kitchen lowers, island  
cabinets & bathrooms



laminate flooring



# Lighting



VANITY LIGHT IN  
MAIN AND LOWER  
BATHROOM



KITCHEN ISLAND /  
PENINSULA



DINING AREA &  
STAIRWELLS  
(WHERE APPLICABLE)

BEDROOM FLUSH  
MOUNT LIGHT



MASTER  
BEDROOM



SCONCE IN STAIRWELLS  
(AS REQUIRED)





# Upgrades



INTERACTIVE SECURITY  
BUNDLE



STAINLESS STEEL  
FARMHOUSE SINK

HANDHELD SHOWERHEAD  
ON SIDEBAR



RAINFALL SHOWERHEAD



- POT LIGHTS
- HEATED TILE FLOORS
- SMART HOME OPTIONS
- CROWN MOULDING
- AND MORE!... (SEE YOUR AGENT)





# Westhills

[westhillsbc.com/patiohomes](http://westhillsbc.com/patiohomes)

250 474-5899

[info@westhillsbc.com](mailto:info@westhillsbc.com)